

**ST. JOHNS FOREST**  
Community Development District

***Annual Operating and Debt Service Budget***  
**Fiscal Year 2020**

Adopted Budget:  
Adopted on July 18 , 2019 Meeting

Prepared by:



# ST. JOHNS FOREST

Community Development District

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**St. Johns Forest**  
Community Development District

**Operating Budget**  
Fiscal Year 2020

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2020 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2017	FY 2018	BUDGET	THRU	JULY-	PROJECTED	BUDGET
			FY 2019	JUNE-2019	SEP-2019	FY 2019	FY 2020
<b>REVENUES</b>							
Interest - Investments	\$ 2,350	\$ 4,287	\$ 1,500	\$ 6,875	\$ 2,125	\$ 9,000	\$ 2,500
Interest - Tax Collector	87	348	-	925	-	925	-
Special Assmnts- Tax Collector	213,523	213,523	213,523	213,523	-	213,523	213,523
Special Assmnts- Discounts	(8,027)	(8,084)	(8,541)	(8,092)	-	(8,092)	(8,541)
Settlements	600	-	-	1,200	-	1,200	-
Other Miscellaneous Revenues	31	-	-	67	-	-	-
<b>TOTAL REVENUES</b>	<b>208,564</b>	<b>210,074</b>	<b>206,482</b>	<b>214,498</b>	<b>2,125</b>	<b>216,556</b>	<b>207,482</b>

**EXPENDITURES**

*Administrative*

P/R-Board of Supervisors	4,600	5,200	6,000	3,800	2,000	5,800	6,000
FICA Taxes	352	398	459	291	153	444	459
ProfServ-Arbitrage Rebate	600	600	600	600	-	600	600
ProfServ-Dissemination Agent	1,000	1,000	1,000	-	1,000	1,000	1,000
ProfServ-Engineering	4,725	3,570	4,000	543	2,957	3,500	4,000
ProfServ-Legal Services	18,409	8,502	15,000	6,097	5,903	12,000	15,000
ProfServ-Mgmt Consulting Serv	46,500	48,360	49,811	37,358	12,453	49,811	51,300
ProfServ-Special Assessment	5,000	5,000	5,200	5,200	-	5,200	5,350
ProfServ-Trustee Fees	4,171	3,971	4,400	3,771	229	4,000	4,400
Auditing Services	3,615	3,800	4,000	3,800	-	3,800	4,000
Postage and Freight	328	437	400	467	159	626	500
Insurance - General Liability	7,250	7,250	7,975	7,115	-	7,115	7,825
Printing and Binding	1,493	808	1,500	584	816	1,400	1,400
Legal Advertising	558	574	750	144	606	750	750
Miscellaneous Services	609	562	600	784	316	1,100	5,000
Misc-Assessmnt Collection Cost	2,296	2,279	4,270	4,109	-	4,109	4,270

# ST. JOHNS FOREST

Community Development District

General Fund

## Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2020 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL	PROJECTED	TOTAL	ANNUAL
				THRU JUNE-2019	JULY- SEP-2019	PROJECTED FY 2019	BUDGET FY 2020
Misc-Web Hosting	750	1,000	1,000	750	250	1,000	1,000
Annual District Filing Fee	175	175	175	175	-	175	175
<b>Total Administrative</b>	<b>102,431</b>	<b>93,486</b>	<b>107,140</b>	<b>75,588</b>	<b>26,842</b>	<b>102,430</b>	<b>113,029</b>
<b>Field</b>							
ProfServ-Field Management	6,000	6,000	6,500	4,875	1,625	6,500	7,000
Contracts-Lake and Wetland	10,570	10,588	13,000	7,941	5,059	13,000	13,000
Contracts-Landscape	30,051	34,480	55,000	34,008	20,992	55,000	55,000
Electricity - General	7,697	7,567	9,000	4,499	3,501	8,000	8,000
R&M-General	4,107	3,555	7,500	1,616	4,384	6,000	6,500
R&M-Fountain	2,023	3,001	6,000	1,630	4,370	6,000	6,000
R&M-Other Landscape	-	7,862	9,000	7,862	1,138	9,000	9,000
R&M-Streetlights	1,679	4,706	5,000	900	2,600	3,500	4,000
Capital Outlay	-	-	2,250	-	2,250	2,250	2,250
<b>Total Field</b>	<b>62,127</b>	<b>77,759</b>	<b>113,250</b>	<b>63,331</b>	<b>45,919</b>	<b>109,250</b>	<b>110,750</b>
<b>TOTAL EXPENDITURES</b>	<b>164,558</b>	<b>171,245</b>	<b>220,390</b>	<b>138,919</b>	<b>72,761</b>	<b>211,680</b>	<b>223,779</b>
<b>Reserves</b>							
Reserve -Entrance Signs/Columns	-	-	12,987	-	-	-	12,987
Reserve - Entry Fountain	-	-	2,821	-	-	-	2,821
Reserves-Stormwater&Roads	-	-	10,714	-	-	-	10,714
Reserve - Streetlights	-	14,700	3,478	-	-	-	3,478
<b>Total Reserves</b>	<b>-</b>	<b>14,700</b>	<b>30,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>30,000</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>164,558</b>	<b>185,945</b>	<b>250,390</b>	<b>138,919</b>	<b>72,761</b>	<b>211,680</b>	<b>253,779</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2020 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2017	FY 2018	BUDGET	THRU	JULY-	PROJECTED	BUDGET
			FY 2019	JUNE-2019	SEP-2019	FY 2019	FY 2020
Excess (deficiency) of revenues							
Over (under) expenditures	44,006	24,129	(43,908)	75,579	(70,636)	4,876	(46,297)
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	(43,908)	-	-	-	(46,297)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>(43,908)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(46,297)</b>
Net change in fund balance	44,006	24,129	(43,908)	75,579	(70,636)	4,876	(46,297)
<b>FUND BALANCE, BEGINNING</b>	281,868	325,874	350,003	350,003	-	350,003	354,879
<b>FUND BALANCE, ENDING</b>	<b>\$ 325,874</b>	<b>\$ 350,003</b>	<b>\$ 306,095</b>	<b>\$ 425,582</b>	<b>\$ (70,636)</b>	<b>\$ 354,879</b>	<b>\$ 308,582</b>

# ST. JOHNS FOREST

## Community Development District

### Exhibit "A" Allocation of Fund Balances

#### AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2020	\$ 352,368
Net Change in Fund Balance - Fiscal Year 2020	(46,297)
Reserves - Fiscal Year 2020	30,000
<b>Total Funds Available (Estimated) - 9/30/2020</b>	<b>336,071</b>

#### ALLOCATION OF AVAILABLE FUNDS

##### *Assigned Fund Balance*

Operating Reserve - Operating Capital		55,945 <sup>(1)</sup>
Reserves - Entrance Signs & Columns (Prior Years)	100,434	
Reserves - Entrance Signs & Columns (Fiscal Year 2020)	12,987	113,421
Reserves - Entry Fountain (Prior Years)	21,814	
Reserves - Entry Fountain (Fiscal Year 2020)	2,821	24,635
Reserves - Stormwater & Roads (Prior Years)	62,142	
Reserves - Stormwater & Roads (Fiscal Year 2020)	10,714	72,856
Reserves - Streetlights (Prior Years)	12,196	
Reserves - Streetlights (Fiscal Year 2020)	3,478	15,674
	Subtotal	282,531
<b>Total Allocation of Available Funds</b>		<b>282,531</b>

**Total Unassigned (undesignated) Cash** **\$ 53,540**

#### Notes

(1) Represents approximately 3 months of operating expenditures

**Budget Narrative**  
Fiscal Year 2020**REVENUES****Interest-Investments**

The District earns interest on the monthly average collected balance for its operating accounts and investments.

**Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES****Expenditures - Administrative****P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance.

**FICA Taxes**

Payroll taxes on Board of Supervisors' compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total payroll expenditure.

**Professional Services-Engineering**

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for board meetings when requested, and other specifically requested assignments.

**Professional Services-Legal Services**

The District's Attorney, Hopping, Green & Sams, provides general legal services to the District, i.e., attendance and preparation for Board meetings, review and/or preparation of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager.



**Budget Narrative**  
Fiscal Year 2020**Expenditures - Administrative (continued)****Professional Services - Arbitrage Rebate Calculation**

The District uses a company who specializes in municipal and district arbitrage calculation to calculate the District's Arbitrage Rebate Liability on the Series 2016 Special Assessment Bonds. The budgeted amount for the fiscal year is based on standard fees charged for this service.

**Professional Services - Dissemination Agent**

The District is required by the Securities and Exchange Commission to comply with Rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues.

**Professional Services – Trustee Fees**

The District issued the Series 2016 Special Assessment Bonds that are deposited with a Trustee to handle all Trustee matters. The annual trustee fee is based on standard fees charged plus any out-of-pocket expenses.

**Professional Services-Management Consulting Services**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services. Also included are costs for records management and storage and Information Technology charges to process all of the District's financial activities, i.e. accounts payable, financial statements, budgets, etc., on a main frame computer owned by Inframark in accordance with the management contract. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement with a modest increase this year.

**Professional Services-Special Assessment**

Administrative costs for Inframark to prepare the District's Special Assessment Roll and maintain lien books.

**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The District currently has an engagement with Berger, Toombs, Elam, Gaines & Frank for these services.

**Postage and Freight**

Postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

**Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Public Risk Insurance Agency, Inc. They specialize in providing insurance coverage to governmental agencies. The budgeted amount allows for a projected increase in the premium due to market uncertainty.

**Budget Narrative**  
Fiscal Year 2020**Expenditures - Administrative (continued)****Printing and Binding**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Legal Advertising**

The District is required to advertise various notices for Board meetings and other public hearings in a newspaper of general circulation.

**Miscellaneous Services**

This includes monthly bank charges and any other miscellaneous expenses that may be incurred during the year. The significant proposed increase is to allow for potential work & services on the District website.

**Miscellaneous-Assessment Collection Costs**

The District reimburses the St. Johns County Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget is based on a maximum of 2% of the anticipated assessment collections.

**Misc-Web Hosting**

Per Chapter 189, Florida Statutes, the District is required to have and maintain a website and Inframark provides this service to the District. The District may be subject to additional requirements under Federal laws which are not budgeted here.

**Annual District Filing Fee**

The District is required to pay an annual fee of \$175 to the Florida Department of Economic Opportunity.

**Expenditures - Field****ProfServ-Field Management**

The District has engaged Inframark for field services and management of its contractors.

**Budget Narrative**

Fiscal Year 2020

**Expenditures – Field (continued)****Contracts-Lake and Wetland**

The District has a permit obligation to comply with certain conditions for the establishment and maintenance of upland/wetland conservation areas and for maintenance of storm water management areas. Aquagenix currently maintains the 11 ponds for a monthly fee of \$882.30.

**Contracts-Landscape**

The District currently has an agreement with Martex Services for landscape services for the common areas owned by the District. The agreement includes landscape maintenance, irrigation system inspection, pest control and fertilization services, seasonal color program and mulching program. This budget also anticipates other additional services such as enhancements and replacements of depleted materials/plants.

**Electricity – General**

The District incurs electrical usage for lighting and entry fountain.

**R&M-General**

The District will incur repair and maintenance costs of the District's property.

**R&M-Fountain**

The District currently uses with Rick Arsenault Certified Pool Consultant to maintain the fountains at the entrance. Their monthly fee is approximately \$145 for fountain maintenance. There are additional charges for supplies such as shock, foam fighter, chlorine, acid, and for repairs to the equipment.

**R&M-Other Landscape**

This budget line item is for holiday décor within the District.

**R&M-Streetlights**

The District will incur costs for the repair and maintenance of the District's street lights and landscape lights.

**Capital Outlay**

This represents any additional capital outlay that may not have been provided for in the budget.

**Budget Narrative**  
Fiscal Year 2020

Expenditures – Reserves

**Reserves – Entrance Signs & Columns**

This contributes to the reserve for repair and replacement of the District's entrance signs and columns.

**Reserves – Entry Fountain**

This contributes to the reserve for repair and replacement of the District's entry fountain.

**Reserves – Stormwater and Roads**

This contributes to the reserve for repair of the District's stormwater system and roads.

**Reserves - Streetlights**

This contributes to the reserve for replacement of the District's street lights and landscape lights.

**St. Johns Forest**

Community Development District

**Debt Service Budgets**

Fiscal Year 2020

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2020 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2017	FY 2018	BUDGET	THRU	JULY-	PROJECTED	BUDGET
			FY 2019	JUNE-2019	SEP-2019	FY 2019	FY 2020
<b>REVENUES</b>							
Interest - Investments	\$ 369	\$ 468	\$ 100	\$ 395	\$ 73	\$ 468	\$ 200
Special Assmnts- Tax Collector	290,260	290,260	290,260	290,260	-	290,260	290,260
Special Assmnts- Discounts	(10,911)	(10,989)	(11,610)	(11,000)	-	(11,000)	(11,610)
<b>TOTAL REVENUES</b>	<b>279,718</b>	<b>279,739</b>	<b>278,750</b>	<b>279,655</b>	<b>73</b>	<b>279,728</b>	<b>278,850</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	3,120	3,098	5,805	5,585	220	5,805	5,805
<b>Total Administrative</b>	<b>3,120</b>	<b>3,098</b>	<b>5,805</b>	<b>5,585</b>	<b>220</b>	<b>5,805</b>	<b>5,805</b>
<i>Debt Service</i>							
Principal Debt Retirement	160,000	165,000	170,000	170,000	-	170,000	170,000
Principal Prepayments	30,000	-	-	-	-	-	-
Interest Expense	109,380	105,705	102,405	102,405	-	102,405	99,005
<b>Total Debt Service</b>	<b>299,380</b>	<b>270,705</b>	<b>272,405</b>	<b>272,405</b>	<b>-</b>	<b>272,405</b>	<b>269,005</b>
<b>TOTAL EXPENDITURES</b>	<b>302,500</b>	<b>273,803</b>	<b>278,210</b>	<b>277,990</b>	<b>220</b>	<b>278,210</b>	<b>274,810</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2020 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2017	FY 2018	BUDGET FY 2019	THRU JUNE-2019	JULY- SEP-2019	PROJECTED FY 2019	BUDGET FY 2020
Excess (deficiency) of revenues							
Over (under) expenditures	(22,782)	5,936	540	1,665	(147)	1,518	4,040
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	540	-	-	-	4,040
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>540</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,040</b>
Net change in fund balance	(22,782)	5,936	540	1,665	(147)	1,518	4,040
<b>FUND BALANCE, BEGINNING</b>	217,482	194,700	200,636	200,636	-	200,636	202,154
<b>FUND BALANCE, ENDING</b>	<b>\$ 194,700</b>	<b>\$ 200,636</b>	<b>\$ 201,176</b>	<b>\$ 202,301</b>	<b>\$ (147)</b>	<b>\$ 202,154</b>	<b>\$ 206,194</b>

**AMORTIZATION SCHEDULE**  
Capital Improvement Revenue Bonds

<b>Period Ending</b>	<b>Outstanding Balance</b>	<b>Principal</b>	<b>special call</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>
11/1/2019	\$3,160,000			2.000%	\$49,503	
5/1/2020	\$3,160,000	\$170,000		2.000%	\$49,503	\$269,005
11/1/2020	\$2,990,000			2.000%	\$47,803	
5/1/2021	\$2,990,000	\$175,000		2.000%	\$47,803	\$270,605
11/1/2021	\$2,815,000			2.000%	\$46,053	
5/1/2022	\$2,815,000	\$180,000		2.000%	\$46,053	\$272,105
11/1/2022	\$2,635,000			2.000%	\$44,253	
5/1/2023	\$2,635,000	\$185,000		2.300%	\$44,253	\$273,505
11/1/2023	\$2,450,000			2.300%	\$42,125	
5/1/2024	\$2,450,000	\$190,000		2.600%	\$42,125	\$274,250
11/1/2024	\$2,260,000			2.600%	\$39,655	
5/1/2025	\$2,260,000	\$195,000		2.800%	\$39,655	\$274,310
11/1/2025	\$2,065,000			2.800%	\$36,925	
5/1/2026	\$2,065,000	\$200,000		3.000%	\$36,925	\$273,850
11/1/2026	\$1,865,000			3.000%	\$33,925	
5/1/2027	\$1,865,000	\$205,000		3.200%	\$33,925	\$272,850
11/1/2027	\$1,660,000			3.200%	\$30,645	
5/1/2028	\$1,660,000	\$210,000		3.600%	\$30,645	\$271,290
11/1/2028	\$1,450,000			3.600%	\$26,865	
5/1/2029	\$1,450,000	\$220,000		3.600%	\$26,865	\$273,730
11/1/2029	\$1,230,000			3.600%	\$22,905	
5/1/2030	\$1,230,000	\$230,000		3.600%	\$22,905	\$275,810
11/1/2030	\$1,000,000			3.600%	\$18,765	
5/1/2031	\$1,000,000	\$235,000		3.600%	\$18,765	\$272,530
11/1/2031	\$765,000			3.600%	\$14,535	
5/1/2032	\$765,000	\$245,000		3.800%	\$14,535	\$274,070
11/1/2032	\$520,000			3.800%	\$9,880	
5/1/2033	\$520,000	\$255,000		3.800%	\$9,880	\$274,760
11/1/2033	\$265,000			3.800%	\$5,035	
5/1/2034	\$265,000	\$265,000		3.800%	\$5,035	\$275,070
<b>Total</b>		<b>\$3,160,000</b>	<b>\$5,000</b>		<b>\$937,740</b>	<b>\$4,097,740</b>



**Budget Narrative**  
Fiscal Year 2018

**REVENUES**

**Interest-Investments**

The District earns interest income on its trust accounts with US Bank.

**Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the debt service expenditures during the fiscal year.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES**

**Expenditures - Administrative**

**Miscellaneous-Assessment Collection Cost**

The District reimburses the St. Johns County Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget is based on a maximum of 2% of the anticipated assessment collections.

**Expenditures – Debt Service**

**Debt Retirement**

The District pays regular principal payments annually in order to pay down/retire the debt.

**Interest Expense**

The District pays interest expense on the debt twice during the year.

**St. Johns Forest**

Community Development District

**Supporting Budget Schedules**

Fiscal Year 2020

**Comparison of Non-Ad Valorem Assessment Rates**  
Fiscal Year 2020 vs. Fiscal Year 2019

Platted	General Fund *			Debt Service			Total Assessments per Unit			Units
	FY 2020	FY 2019	Percent Change	FY 2020	FY 2019	Percent Change	FY 2020	FY 2019	Percent Change	
<b><u>Phase I</u></b>										
SF 60'	\$384.77	\$384.77	0.0%	\$705.79	\$705.79	0.0%	\$1,090.56	\$1,090.56	0.0%	34
SF 70'	\$384.77	\$384.77	0.0%	\$772.88	\$772.88	0.0%	\$1,157.65	\$1,157.65	0.0%	57
SF 80'	\$384.77	\$384.77	0.0%	\$981.75	\$981.75	0.0%	\$1,366.52	\$1,366.52	0.0%	62
Commercial	\$8,825.47	\$8,825.46	0.0%	\$0.00	\$0.00	n/a	\$8,825.47	\$8,825.46	0.0%	22.937
<b><u>Phase II</u></b>										
SF 60'	\$384.77	\$384.77	0.0%	\$790.03	\$790.03	0.0%	\$1,174.80	\$1,174.80	0.0%	65
SF 70'	\$384.77	\$384.77	0.0%	\$926.75	\$926.75	0.0%	\$1,311.52	\$1,311.52	0.0%	15
SF 80'	\$384.77	\$384.77	0.0%	\$1,128.78	\$1,128.78	0.0%	\$1,513.55	\$1,513.55	0.0%	37
<b><u>Phase III</u></b>										
SF 70'	\$384.77	\$384.77	0.0%	\$926.75	\$926.75	0.0%	\$1,311.52	\$1,311.52	0.0%	57
SF 80'	\$384.77	\$384.77	0.0%	\$1,320.50	\$1,320.50	0.0%	\$1,705.27	\$1,705.27	0.0%	56
<b><u>Phase IV</u></b>										
SF 60'	\$384.77	\$384.77	0.0%	\$948.27	\$948.27	0.0%	\$1,333.04	\$1,333.04	0.0%	87
SF 70'	\$384.77	\$384.77	0.0%	\$1,038.52	\$1,038.52	0.0%	\$1,423.29	\$1,423.29	0.0%	62
										554.937

\* General Fund assessments to cover administrative and maintenance costs are levied equally to all types since all unit types receive similar benefit. For example, Administrative costs (audit fees, liability insurance, advertising, collection costs, etc.) and Field expenses for maintenance of the entry features and landscaping benefit all regardless of lot size.